

Staff Initiated Rezoning

Property Address: 2521 E. McCarty Street

Rezoning from RS-2 to C-2

Case No: P16007

Area proposed to be rezoned from RS-2 Single Family Residential to C-2 General Commercial by Planning Division Staff. A pocket of RS-2 residential zoning exists at the rear of the property addressed as 2521 E. McCarty Street, which is a property currently used in a commercial manner and a parking lot serving the commercial use is partially contained within the area zoned RS-2. A small portion of RS-2 zoning also exists on the adjacent property addressed as 2527 E. McCarty Street, which is currently in use as a mini-warehouse storage business.

The purpose of the staff initiated rezoning request is to remove the split zoning situation on these two properties, bringing the zoning of each property into alignment under the C-2 General Commercial designation. An amendment to the development plan map of the Comprehensive Plan (from Medium Density Residential to Commercial) is also proposed to support the existing commercial use and proposed zoning of the two properties.

A separate rezoning request, brought forward by the owner of the property to the northwest of this request, is taken up by separate case (Case P16006).

